

Shop top housing with infill affordable housing

Application Number: **03019**

Commencement Date:
28/07/2025

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Shop top housing with infill affordable housing

1.1.2 Project industry type *

Residential Development

1.1.3 Project industry sub-type

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1.1.4 Estimated start date *

01/11/2025

1.1.4 Estimated end date *

31/12/2026

1.2 Proposed Action details

1.2.1 Provide an overview of the proposed action, including all proposed activities. *

The proposed action (the project) involves a State Significant Development Application (SSDA) for “Shop top housing with infill affordable housing, Oxford and Nelson Street, Bondi Junction” (SSD-77175998). The project aims to increase the uplift of the approved shop top housing development, approved by Waverley Council as a Development Application (DA-400/2021), to allow for additional infill affordable housing in accordance with the provisions under the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). The approved DA for the project involves: the demolition of existing structures; construction of a shop top housing development, comprising ground floor retail, 10 floors of residential apartments across two buildings (known as Oxford Street tower and Nelson Street tower) and four levels of basement parking; and associated Planning Agreement for public domain works.

The project area is located at 194-214 Oxford and 2 Nelson Street, Bondi Junction, which is located in the vicinity of *Centennial Park*, a heritage item listed on the National Heritage List (NHL Place ID 106153). The project area is located on the north-eastern side of the intersection of Oxford Street and York Road, 26 m to the north-east of the curtilage of *Centennial Park* (NHL Place ID 106153).

Due to the previous approval of the DA (DA-400/2021), the proposed action is limited to:

- Construction of Levels 9 – 16 of the residential towers including Buildings A (Western Tower) and Building B (Eastern Tower) comprising:
 - Building A (Western Tower, Residential Levels 9 -13) – with a maximum height of 42.5m
 - Building B (Eastern Tower, Residential Levels 9 -16) – with a maximum height of 54.0m
 - Communal open space on Level 11 (Building A)
 - Plant and lift overrun
 - Public Domain Works
- Internal fit out of Levels 09 – 16.

The project area = 0.258 ha, including a direct disturbance footprint of 0 ha to *Centennial Park*, a heritage item listed on the NHL (NHL Place ID 106153), as the project area is located outside of the curtilage of the NHL item. The indirect disturbance footprint to *Centennial Park* (NHL Place ID 106153) would be 0.258 ha. The project area is located in the vicinity of, and within sightlines, of the north-eastern corner of *Centennial Park NHL Place ID 106153*). The proposed action would result in an indirect impact, rather than a direct impact.

1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

No

1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

The following legislation applies to the proposed action.

- *State Environmental Planning Policy (Housing) 2021* (Housing SEPP) and the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation) - The Housing SEPP applies to the proposed shop top housing affordable infill development, which allows for the additional uplift within the project area. The Secretary's environmental assessment requirements (SEARs) for the project, State Significant Development Application (SSDA - SSD-77175998), were issued on 25/10/2024. As the project area is located in the vicinity of several statutory-listed heritage items, the SEARs required a Heritage Impact Statement (HIS) to be prepared for the project. The HIS prepared by Urbis for the project, dated July 2025, has been prepared to fulfil this requirement.
- Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) - The *Significant Impact Guidelines 1.1* requires referral under the EPBC Act for approval for activities with a significant impact, or likely significant impact, on a National Heritage place. *Centennial Park*, a heritage item listed on the National Heritage List (NHL Place ID 106153), is located 26 m to the south of the project area. As such, this referral application has been prepared in fulfilment of this requirement.
- NSW *Heritage Act 1977* (Heritage Act) - The Heritage Act protects heritage items listed on the State Heritage Register (SHR) and require a Heritage Impact Statement (HIS) to be prepared to assess potential heritage impacts for works to and in the vicinity of these SHR items. As the nearby *Centennial Park* is a SHR item, an HIS has been prepared by Urbis in accordance with the *Guidelines for preparing a statement of heritage impact* (2023), in addition to an Addendum HIS that responds directly to comments from Heritage NSW on 16/05/2025.
- *Randwick Local Environmental Plan 2012* (Randwick LEP) and *Waverley Local Environmental Plan 2012* (Waverley LEP) - Local heritage items and Heritage Conservation Areas (HCAs) listed on LEPs are protected under the Heritage Act. Approval for development within and in the vicinity of heritage items and HCAs is required under Schedule 5.10 of these LEPs. The HIS prepared by Urbis for the project, dated July 2025, has been prepared to fulfil this requirement.

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

An Aboriginal Cultural Heritage Assessment (ACHA), which includes consultation with Indigenous stakeholders, was removed from the list of Secretary's Environmental Assessment Requirements (SEARs) due to the project area not having potential for Aboriginal sites or objects.

High-level discussions with Heritage New South Wales (Heritage NSW) have addressed the need for an Aboriginal Cultural Heritage Assessment Report (ACHAR). Given the significant site disturbance from approved excavation works, a request to remove the ACHAR requirement from the Industry Specific SEARs has been prepared by Urbis Ltd. As such, the requirement for an ACHAR was deleted from the issued SEARs (SSD-77175998 issued 25/10/2024).

Consultation has therefore not been specifically geared towards Indigenous stakeholders.

However, public consultation has been undertaken for the proposed "Shop top housing with infill affordable housing, Oxford and Nelson Street, Bondi Junction" (SSD-77175998) within the project area. See the Environmental Impact Statement (EIS) for details of the community consultation and engagement undertaken for the proposed action (Attachment G, Section 5, pages 60-70).

1.3.1 Identity: Referring party

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Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

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Confirm that you have read and understand this Privacy Notice *

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN 50105256228
Organisation name URBIS LTD
Organisation address Level 8/123 Pitt St, Sydney NSW 2000

Referring party details

Name Alexandria Cornish
Job title Associate Director
Phone +61 2 8233 7624
Email acornish@urbis.com.au
Address Level 8/123 Pitt St, Sydney NSW 2000

1.3.2 Identity: Person proposing to take the action

1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details

ABN/ACN 12601663343
Organisation name WESTGATE BJ PTY LTD
Organisation address 2022 NSW

Person proposing to take the action details

Name Michael Prag
Job title Project Manager
Phone 0406 779 592
Email michael@stargateproperty.com.au
Address Suite 101/109 Oxford Street Bondi Junction NSW 2022

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

No

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

No known referred actions. Environmental framework attached

1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

Environmental framework attached

1.3.3 Identity: Proposed designated proponent

1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

Yes

Proposed designated proponent organisation details

ABN/ACN 12601663343
Organisation name WESTGATE BJ PTY LTD
Organisation address 2022 NSW

Proposed designated proponent details

Name Michael Prag
Job title Project Manager
Phone 0406 779 592
Email michael@stargateproperty.com.au
Address Suite 101/109 Oxford Street Bondi Junction NSW 2022

1.3.4 Identity: Summary of allocation

✔ Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

ABN/ACN	50105256228
Organisation name	URBIS LTD
Organisation address	Level 8/123 Pitt St, Sydney NSW 2000
Representative's name	Alexandria Cornish
Representative's job title	Associate Director
Phone	+61 2 8233 7624
Email	acornish@urbis.com.au
Address	Level 8/123 Pitt St, Sydney NSW 2000

✔ Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	12601663343
Organisation name	WESTGATE BJ PTY LTD
Organisation address	2022 NSW
Representative's name	Michael Prag
Representative's job title	Project Manager
Phone	0406 779 592
Email	michael@stargateproperty.com.au
Address	Suite 101/109 Oxford Street Bondi Junction NSW 2022

✔ Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? *

No

1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

1.4.7 Has the department issued you with a credit note? *

No

1.4.9 Would you like to add a purchase order number to your invoice? *

No

1.4 Payment details: Payment allocation

1.4.11 Who would you like to allocate as the entity responsible for payment? *

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 0.26 Ha Disturbance Footprint: 0.26 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

194-214 Oxford Street, Bondi Junction

2.2.2 Where is the primary jurisdiction of the proposed action? *

New South Wales

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

Freehold

3. Existing environment

3.1 Physical description

3.1.1 Describe the current condition of the project area's environment.

The project area is located at 194-214 Oxford Street, 2 Nelson Street and part of Osmund Lane, Bondi Junction, within the Waverley Local Government Area (LGA). The site is situated on Gadigal land and within the boundaries of the La Perouse Local Aboriginal Land Council. The project area is comprised of multiple allotments and is legally described as:

- 194-214 Oxford Street:
 - Lot 10, 11, 12, 13 & 16 / DP 260116,
 - Lot 1 / DP 708295,
 - Lot 1 / DP 79947, and
- 2 Nelson Street:
 - Lot 1 / DP 583228.
- Part of Osmund Lane
 - Lot 1/ DP1300781.

The land size is 2,480m² (2,599.1m² including the land beneath Osmund Lane) with a northern frontage to Sydney Enfield Drive, an eastern frontage to Nelson Street, a southern frontage to Oxford Street and western frontage to York Road. See Appendix 1 and Appendix 2 for the location maps of the project area.

The project area is located in Bondi Junction, 4km to the south-west of the centre of the Sydney CBD and 3km to the west of Bondi Beach, NSW. The project area is currently zoned 'MU1 - Mixed Use' and there will be no changes to zoning for this activity. The land to the north and west of the project area along Syd Enfield Drive is zoned as a mix of 'R2 - Low Density Residential', 'R3 - Medium Density Residential' and small pockets of 'RE1 - Public Recreation'. The land to the south of the project area is zoned as a mix of 'MU1 - Mixed Use', 'SP2 Infrastructure' and 'R3 - Medium Density Residential' with small pockets of 'RE1 - Public Recreation'. The land to the east is zoned as 'MU1 - Mixed Use'. The land to the south-west of the project area at the junction of York Road and Oxford Street is *Centennial Park* (NHL Place ID 106153), which is zoned 'RE1 - Public Recreation'.

The lot at 2 Nelson Street contains a local landscape heritage item, *Norfolk Pine – Landscape* (Waverley LEP Item No. I506). The Norfolk Pine itself was located along the eastern boundary of the subject site. Although the Norfolk Pine was previously a mature tree in good condition, after being hit by lightning on 19 February 2024, the tree's condition deteriorated rapidly and, due to its poor condition, it has since been removed under a DA modification approved by Waverley Council (DA-400/2021/E).

The remainder of the site has recently been demolished, the basement excavated, shoring installed and the construction of the basements have commenced, in accordance with the existing development consents. The site is currently a construction site surrounded by mature trees. As the project area itself is not recognised for its biodiversity values, the ecological condition of the site is not discussed further. The site will be progressively developed under the existing approvals and SSDA application (SSD-77175998).

The site is only accessible from the eastern boundary via Nelson Street, which adjoins the main Road, Oxford Street, at the south-eastern corner of the project area along Osmund Lane. All of these road are sealed and are located within a medium density residential precinct.

3.1.2 Describe any existing or proposed uses for the project area.

The project area is currently a construction site. It was previously use for low density residential occupation prior to the demolition of the buildings as part of the construction of the mixed use development approved by Waverley Council under DA-400/2021. The approved use of the project area under DA-400/2021 is a high density mixed use shop top housing development.

3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

No outstanding natural features and/or any other important or unique values apply to the project area.

3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

Elevation within the project area ranges from approximately 78m to 81m above sea level, with the highest point near the south-western corner and lowest point along the eastern boundary.

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

The Environmental Impact Assessment (EIA) for the proposed action in the project area provides a summary of the findings of the Biodiversity due diligence study by Eco Logical Australia Pty Ltd (ELA) (see Attachment G, section 6.2.8, pages 114-115).

The due diligence investigation found that the study area is predominantly cleared of vegetation, with no native Plant Community Types (PCTs) present. The site contains a very limited amount of exotic vegetation, including the now removed large planted *Araucaria heterophylla* (Norfolk Island Pine). The surrounding public domain features several small, landscaped garden beds with a mixture of planted native and exotic vegetation, all of which are to be retained. The study area is situated within the highly urbanised environ

The assessment concluded that the study area lacks important habitat features required for threatened species, such as intact native vegetation, hollow-bearing trees, or suitable breeding or roosting habitats.

3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

The natural soil profiles have been removed across the majority of the site due to the excavation of the basement. Although mature trees line the boundary of the project area, no mature trees remain within the project area following the removal of the Norfolk Pine in July 2025. No remnant native vegetation is located within the project area. As such, the vegetation of the project area is not relevant to this application and need not be further discussed.

3.3 Heritage

3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.

No heritage places, including World Heritage items, National Heritage places, Commonwealth heritage places, State Heritage Register items, or Section 170 Heritage and Conservation heritage items are located within the project area.

One heritage item of local significance listed on Schedule 5 of the *Waverley Local Environmental Plan 2012: Norfolk Island pine - Landscape* (LEP no. I506). Although the Norfolk Island pine in question has been removed due to its poor condition, the tree will be replaced with a mature 800L Norfolk Pine.

The project area is located within the vicinity of the National Heritage place, *Centennial Park* (NHL Place ID 106153); it is located 26m to the south-west of the project area. *Centennial Park* is also listed on the NSW State Heritage Register (SHR no. 01384) and *Randwick Local Environmental Plan 2012* (Randwick LEP no. I01). See Attachment 3.

Several other items listed on the NSW State Heritage Register, *Waverley Local Environmental Plan 2012*, *Randwick Local Environmental Plan 2012* and Sydney Water Section 170 Heritage and Conservation Register are located in the vicinity of the project area. For more details, see Attachment E, section 4.2, pages 24-26).

3.3.2 Describe any Indigenous heritage values that apply to the project area.

The project area is located on Gadigal land and within the boundaries of the La Perouse Local Aboriginal Land Council. The wider Waverley Council area is located on the Country of the Bidjigal, Birrabirragal and Gadigal.

Oxford Street along the southern boundary of the project area, and along the northern boundary of Centennial Park, is known to have been an Aboriginal walking track connecting the harbour and the east coast. As such, the alignment has ongoing indigenous heritage values (City of Sydney, 2020 [2023]; see Link #1).

Centennial Parklands, located to the south-west of the project area, has indigenous values as identified in the Centennial Parklands CMP (see Link #2, section 3, pages 3-1-3.3). However, the project area is separated from this significant item by Oxford Street and York Road.

An Aboriginal Due Diligence was prepared by Urbis in 2021 for the original Development Application (DA-400/2021), which identified that the project contained no potential for Aboriginal archaeological objects. The requirement for the preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR) was subsequently removed from the Secretary's Environmental Assessment Requirements (SEARs) for the current State Significant Development Application (SSD-77175998).

The project area itself has no currently identified historical or continuing Aboriginal and Torres Strait Islander heritage significance.

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

Refer to Section 6.2.2 of the Environmental Impact Statement (EIS) (see Attachment G, Section 6.2.2, pages 107-108).

4. Impacts and mitigation

4.1 Impact details

Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	No	Yes
S15B	National Heritage	Yes	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	No	Yes
S20	Migratory Species	No	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

No World Heritage Areas are located within or in the vicinity of the project area.

4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	National heritage
No	Yes	Centennial Park

4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.2.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The proposed action, the SSDA SSD-77175998, seeks to amend the extent of works to increase the number of storeys of the residential towers in order to provide in-fill affordable housing under the Housing SEPP. The proposed action therefore involves the following:

- Construction of Levels 9 – 16 of the residential towers including Buildings A (Western Tower) and Building B (Eastern Tower) comprising:
 - Building A (Western Tower, Residential Levels 9 -13) – with a maximum height of 42.5m
 - Building B (Eastern Tower, Residential Levels 9 -16) – with a maximum height of 54.0m
 - Communal open space on Level 11 (Building A)
 - Plant and lift overrun
 - Public Domain Works
- Internal fit out of Levels 09 – 16.

The proposal involves works (an action) in the vicinity of *Centennial Park* (NHL Place ID 106153) – a site of significant National heritage value. As identified in the Official Values listed on the listing sheet for *Centennial Park* (NHL Place ID 106153) on the *Australian Heritage Database*, the National heritage value of the park relates only to the official Commonwealth ceremony held in Federation Valley on 1 January 1901 under *Criterion A Events and Processes* (see Attachment B, section 'Official Values, page 1). As such, the assessment only considers an assessment of the impact of the proposal on this value.

The proposed action is located outside of the curtilage of the nearby National Heritage Property, *Centennial Park* (NHL Place ID 106153). As such, the proposed action has no direct impact on the protected matters of *Centennial Park* (NHL Place ID 106153). Overall, the proposal will have no direct impact on the identified National Heritage Value of *Centennial Park* (NHL Place ID 106153). See Attachment E Part 1, 2 and 3 for the architectural drawing package.

The VIA demonstrates that the indirect impacts resulting from the proposed action at 194-214 Oxford Street, Bondi Junction, result in generally neutral additional impacts to the proposed SSDA design on the views and setting of the overall heritage item, aside from the additional moderate adverse visual impact to select views to the north-east from the Federation Valley (see Attachment A, section 4.2, pages 21-40; Attachment C, section 6, pages 18-43). However importantly, the significance of the elements expressing the National Heritage Value is vested in their connection with the historic event rather than in their aesthetic values (though there is likely some associated importance placed on the identification of the built elements as Federation period structures).

For the full Heritage Impact Statement against the National Heritage values of *Centennial Park* (NHL Place ID 106153), see the attached HIS Self-Assessment prepared by Urbis in July 2025 (see Attachment A, section 5, pages 41-47).

4.1.2.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact?

*

No

4.1.2.6 Describe why you do not consider this to be a Significant Impact. *

The proposed action is located at 194-214 Oxford Street, Bondi Junction, outside of the curtilage of the nearby National Heritage Property, *Centennial Park* (NHL Place ID 106153). The indirect impact resulting from the proposed action is not a Significant Impact, as described below.

The proposed action is consistent with the historic cultural heritage values of the *Centennial Park* (NHL Place ID 106153), namely, its outstanding heritage value to the nation because of the place's importance in the declaration of the Commonwealth of Australia (Criterion A Events and Processes). Key aspects of the assessment are listed below:

- No direct (physical) impacts would occur to the Nationally significant *Centennial Park* (NHL Place ID 106153), as the project area is outside of the curtilage of the item. As such, the proposal would have no direct (physical) impact on the National heritage values of the heritage item.
- The main increase in indirect (visual) impacts would occur to views to the north-east from the north-eastern section of *Centennial Park* (NHL Place ID 106153) in Federation Valley. The action would have a moderate adverse impact on views which capture elements which express the National Heritage Value, however, it would be visible in the background of this view and would not obscure any of the elements. Note that aesthetic values associated with these elements are not explicitly noted in the Official Value Statement.
- Overshadowing impacts are isolated to a small section of the north-eastern corner of *Centennial Park* (NHL Place ID 106153) that does not relate to the National Heritage value of the item. As such, the overshadowing would have an acceptable impact.
- The overshadowing and increase in visual effects resulting from the action would not result in the loss, degradation, damage, alteration, modification, obscuration or diminishment of the National Heritage values of *Centennial Park* (NHL Place ID 106153).

As such, the proposed action at the project area is unlikely to have a significant impact on the National historic heritage values of the National Heritage place, *Centennial Park* (NHL Place ID 106153). For the reasons stated above, the proposed action is supported from a heritage perspective. However, as the action would result in a moderate adverse visual impact to select north-east facing views of Federation Valley, as one of the key areas exhibiting the National Heritage values of the place, the proposed action has been referred to DCCEEW under the EPBC Act.

For the full Heritage Impact Statement against the National Heritage values of *Centennial Park* (NHL Place ID 106153), see the attached HIS Self-Assessment prepared by Urbis in July 2025 (see Attachment A, section 5, pages 41-47).

4.1.2.7 Do you think your proposed action is a controlled action? *

No

4.1.2.9 Please elaborate why you do not think your proposed action is a controlled action.

*

The proposed action at 194-214 Oxford Street, Bondi Junction, is not a controlled action. This is due to the proposed action being located outside of the curtilage of the nearby National Heritage item, *Centennial Park* (NHL Place ID 106153), resulting in no direct impacts to the heritage item.

The action would have a moderate adverse visual (indirect) impact on select north-east facing views of Federation Valley, which capture elements which express the National Heritage Value. However, the action would only be visible in the background of this view and would not obscure any of the elements. As such, the proposed action is unlikely to have a significant impact on the National historic heritage values of the National Heritage place, *Centennial Park* (NHL Place ID 106153). The proposed action is therefore consistent with the historic cultural heritage values of the *Centennial Park* (NHL Place ID 106153), namely, its outstanding heritage value to the nation because of the place's importance in the declaration of the Commonwealth of Australia (*Criterion A Events and Processes*). It would therefore not be considered to be controlled action.

For the full Heritage Impact Statement against the National Heritage values of *Centennial Park* (NHL Place ID 106153), see the attached HIS Self-Assessment prepared by Urbis in July 2025 (see Attachment A, section 5, pages 41-47).

4.1.2.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

The resultant impacts from the proposed action of additional uplift at 194-214 Oxford Street, Bondi Junction, have been partially mitigated through careful and intentional design with respect to the nearby National Heritage item, *Centennial Park* (NHL Place ID 106153). See the Heritage Impact Statement prepared by Urbis in July 2025 (Attachment A, section 5, pages 41-45).

Engagement with the Department of Planning, Housing and Infrastructure and Centennial Park and Moore Park Trust (now the Greater Sydney Parklands Trust) led to the relocation of most of the height to Building B, which is further away from *Centennial Park* (NHL Place ID 106153). This, along with the articulation of the façade and the stepped nature of the massing, allows for the minimisation and mitigation of the visual impacts whilst allowing for the required uplift. The location of the taller tower further away from Centennial Park assists in reducing the visual impact, with the design, materials and overall form further mitigating this increase in visual impact. The Greater Sydney Parklands Trust has provided a letter that is supportive of the response to the overshadowing impacts in relation to *Centennial Park* (NHL Place ID 106153) (Attachment D).

4.1.2.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

There are no proposed offsets in relation to heritage for the proposed action.

4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

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4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

No Ramsar Wetlands are located within or in the vicinity of the project area.

4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Threatened species

Direct impact	Indirect impact	Species	Common name
No	No	<i>Acacia terminalis</i> subsp. Eastern Sydney (G.P.Phillips 126)	Sunshine Wattle (Sydney region)
No	No	<i>Anthochaera phrygia</i>	Regent Honeyeater
No	No	<i>Asterolasia elegans</i>	
No	No	<i>Botaurus poiciloptilus</i>	Australasian Bittern
No	No	<i>Caladenia tessellata</i>	Thick-lipped Spider-orchid, Daddy Long-legs
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Callocephalon fimbriatum</i>	Gang-gang Cockatoo
No	No	<i>Calyptorhynchus lathami lathami</i>	South-eastern Glossy Black-Cockatoo
No	No	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat, Large Pied Bat
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Climacteris picumnus victoriae</i>	Brown Treecreeper (south-eastern)
No	No	<i>Cryptostylis hunteriana</i>	Leafless Tongue-orchid
No	No	<i>Dasyornis brachypterus</i>	Eastern Bristlebird
No	No	<i>Dasyurus maculatus maculatus</i> (SE mainland population)	Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
No	No	<i>Diomedea epomophora</i>	Southern Royal Albatross
No	No	<i>Diomedea sanfordi</i>	Northern Royal Albatross
No	No	<i>Erythroriorchis radiatus</i>	Red Goshawk
No	No	<i>Eucalyptus camfieldii</i>	Camfield's Stringybark

Direct impact	Indirect impact	Species	Common name
No	No	<i>Falco hypoleucos</i>	Grey Falcon
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Genoplesium baueri</i>	Yellow Gnat-orchid, Bauer's Midge Orchid, Brittle Midge Orchid
No	No	<i>Grantiella picta</i>	Painted Honeyeater
No	No	<i>Heleioporus australiacus australiacus</i>	Giant Burrowing Frog, Eastern Owl Frog
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern), Southern Brown Bandicoot (south-eastern)
No	No	<i>Lathamus discolor</i>	Swift Parrot
No	No	<i>Limosa lapponica baueri</i>	Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit
No	No	<i>Litoria aurea</i>	Green and Golden Bell Frog
No	No	<i>Macquaria australasica</i>	Macquarie Perch
No	No	<i>Melaleuca biconvexa</i>	Biconvex Paperbark
No	No	<i>Melanodryas cucullata cucullata</i>	South-eastern Hooded Robin, Hooded Robin (south-eastern)
No	No	<i>Neophema chrysostoma</i>	Blue-winged Parrot
No	No	<i>Notamacropus parma</i>	Parma Wallaby
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pachyptila turtur subantarctica</i>	Fairy Prion (southern)
No	No	<i>Persicaria elatior</i>	Knotweed, Tall Knotweed
No	No	<i>Petauroides volans</i>	Greater Glider (southern and central)
No	No	<i>Petaurus australis australis</i>	Yellow-bellied Glider (south-eastern)
No	No	<i>Phascolarctos cinereus</i> (combined populations of Qld, NSW and the ACT)	Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory)
No	No	<i>Pimelea curviflora</i> var. <i>curviflora</i>	

Direct impact	Indirect impact	Species	Common name
No	No	<i>Prostanthera densa</i>	Villous Mintbush
No	No	<i>Pseudomys novaehollandiae</i>	New Holland Mouse, Pookila
No	No	<i>Pteropus poliocephalus</i>	Grey-headed Flying-fox
No	No	<i>Pycnoptilus floccosus</i>	Pilotbird
No	No	<i>Rhodamnia rubescens</i>	Scrub Turpentine, Brown Malletwood
No	No	<i>Rhodomyrtus psidioides</i>	Native Guava
No	No	<i>Rostratula australis</i>	Australian Painted Snipe
No	No	<i>Stagonopleura guttata</i>	Diamond Firetail
No	No	<i>Sternula nereis nereis</i>	Australian Fairy Tern
No	No	<i>Syzygium paniculatum</i>	Magenta Lilly Pilly, Magenta Cherry, Daguba, Scrub Cherry, Creek Lilly Pilly, Brush Cherry
No	No	<i>Thalassarche cauta</i>	Shy Albatross
No	No	<i>Thalassarche eremita</i>	Chatham Albatross
No	No	<i>Thalassarche salvini</i>	Salvin's Albatross
No	No	<i>Thalassarche steadi</i>	White-capped Albatross
No	No	<i>Thesium australe</i>	Austral Toadflax, Toadflax
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank

Ecological communities

Direct impact	Indirect impact	Ecological community
No	No	Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of New South Wales and South East Queensland ecological community
No	No	Coastal Swamp Sclerophyll Forest of New South Wales and South East Queensland
No	No	Coastal Upland Swamps in the Sydney Basin Bioregion
No	No	Eastern Suburbs Banksia Scrub of the Sydney Region

Direct impact	Indirect impact	Ecological community
No	No	River-flat eucalypt forest on coastal floodplains of southern New South Wales and eastern Victoria

4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.4.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The Environmental Impact Assessment (EIA) for the proposed action in the project area provides a summary of the findings of the Biodiversity due diligence study by Eco Logical Australia Pty Ltd (ELA) (see Attachment G, section 6.2.8, pages 114-115).

The due diligence investigation found that the study area is predominantly cleared of vegetation, with no native Plant Community Types (PCTs) present. The site contains a very limited amount of exotic vegetation, including the now removed large planted *Araucaria heterophylla* (Norfolk Island Pine). The surrounding public domain features several small, landscaped garden beds with a mixture of planted native and exotic vegetation, all of which are to be retained. The study area is situated within the highly urbanised environ

The assessment concluded that the study area lacks important habitat features required for threatened species, such as intact native vegetation, hollow-bearing trees, or suitable breeding or roosting habitats. Consequently, the proposed development is not likely to have a significant impact on biodiversity values. Additionally, no Matters of National Environmental Significance (MNES) listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) are likely to be affected by the development. As such, the action would be unlikely to result in direct or indirect impacts the above identified threatened species or ecological communities.

The Planning Agency Head and the Environment Agency Head determined that the proposed actions would be unlikely to have any significant impact on biodiversity values. A Biodiversity Development Assessment Report (BDAR) Waiver has been granted for the project which confirms that the project area is unlikely to contain any significant or endangered plants, animals and ecological communities.

- On 16 January 2025, a Biodiversity Development Assessment Report (BDAR) Waiver Request was issued to Department of Planning, Housing and Infrastructure (DPHI).
- On 17 January 2025, a BDAR Waiver was issued from DPHI to BCS.
- On 4 March 2025, the Department of Climate Change, Energy, the Environment and Water (DCCEEW) determined that a BDAR is not required.

4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
No	No	<i>Actitis hypoleucos</i>	Common Sandpiper
No	No	<i>Apus pacificus</i>	Fork-tailed Swift
No	No	<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
No	No	<i>Calidris canutus</i>	Red Knot, Knot
No	No	<i>Calidris ferruginea</i>	Curlew Sandpiper
No	No	<i>Calidris melanotos</i>	Pectoral Sandpiper
No	No	<i>Charadrius leschenaultii</i>	Greater Sand Plover, Large Sand Plover
No	No	<i>Cuculus optatus</i>	Oriental Cuckoo, Horsfield's Cuckoo
No	No	<i>Diomedea epomophora</i>	Southern Royal Albatross
No	No	<i>Diomedea sanfordi</i>	Northern Royal Albatross
No	No	<i>Gallinago hardwickii</i>	Latham's Snipe, Japanese Snipe
No	No	<i>Hirundapus caudacutus</i>	White-throated Needletail
No	No	<i>Limosa lapponica</i>	Bar-tailed Godwit
No	No	<i>Motacilla flava</i>	Yellow Wagtail
No	No	<i>Numenius madagascariensis</i>	Eastern Curlew, Far Eastern Curlew
No	No	<i>Pandion haliaetus</i>	Osprey
No	No	<i>Thalassarche cauta</i>	Shy Albatross
No	No	<i>Thalassarche eremita</i>	Chatham Albatross
No	No	<i>Thalassarche salvini</i>	Salvin's Albatross
No	No	<i>Thalassarche steadi</i>	White-capped Albatross
No	No	<i>Tringa nebularia</i>	Common Greenshank, Greenshank

4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.5.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The Environmental Impact Assessment (EIA) for the proposed action in the project area provides a summary of the findings of the Biodiversity due diligence study by Eco Logical Australia Pty Ltd (ELA) (see Attachment G, section 6.2.8, pages 114-115).

The due diligence investigation found that the study area is predominantly cleared of vegetation, with no native Plant Community Types (PCTs) present. The site contains a very limited amount of exotic vegetation, including the now removed large planted *Araucaria heterophylla* (Norfolk Island Pine). The surrounding public domain features several small, landscaped garden beds with a mixture of planted native and exotic vegetation, all of which are to be retained. The study area is situated within the highly urbanised environ

The assessment concluded that the study area lacks important habitat features required for threatened species, such as intact native vegetation, hollow-bearing trees, or suitable breeding or roosting habitats. Consequently, the proposed development is not likely to have a significant impact on biodiversity values. Additionally, no Matters of National Environmental Significance (MNES) listed under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) are likely to be affected by the development. As such, the action would be unlikely to result in direct or indirect impacts the above identified migratory species.

The Planning Agency Head and the Environment Agency Head determined that the proposed actions would be unlikely to have any significant impact on biodiversity values. A Biodiversity Development Assessment Report (BDAR) Waiver has been granted for the project which confirms that the project area is unlikely to contain any significant or endangered plants, animals and ecological communities.

4.1.6 Nuclear

4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

This is not applicable to the proposed action.

4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The action is unlikely to result in a direct and/or indirect impact to a Commonwealth Marine Area, as there are no Commonwealth Marine Areas in or within the vicinity of the project area.

4.1.8 Great Barrier Reef

4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

As the project area is not within or in the vicinity of the Great Barrier Reef, the action would not have a direct and/or indirect impact on the Great Barrier Reef.

4.1.9 Water resource in relation to large coal mining development or coal seam gas

4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

As the proposed action does not involve coal mining development or coal seam gas, the proposed action would not have any direct and/or indirect impact on water resources caused by coal mining development or coal seam gas.

4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

As the proposed action is not located within or in the immediate vicinity of Commonwealth Lands, the proposed action would have no direct or indirect impacts on Commonwealth Lands.

4.1.11 Commonwealth Heritage Places Overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

No Commonwealth Heritage Places Overseas are located within or in the vicinity of the project area.

4.1.12 Commonwealth or Commonwealth Agency

4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? *

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

None

Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

No

4.3.8 Describe why alternatives for your proposed action were not possible. *

Alternatives that have been considered and discounted include the location of the taller tower (16 storeys) closer to the boundary of *Centennial Park* (NHL Place ID 106153) and the decision to not submit an SSDA to increase the uplift of the existing approved development under DA-400/2021.

Through engagement with the Department of Planning, Housing and Infrastructure and Centennial Park and Moore Park Trust (now the Geater Sydney Parklands Trust), the applicant relocated most of the height to Building B, which is furthest from *Centennial Park* (NHL Place ID 106153). The location of the taller building closer to *Centennial Park* (NHL Place ID 106153) would result in additional overshadowing and visual (indirect) impacts. This option was discounted to these potential impacts on the National heritage item of *Centennial Park* (NHL Place ID 106153).

The decision not to submit an SSDA to increase the uplift of the existing approved development under DA-400/2021 would result in no construction of additional affordable housing in the midst of a housing crisis. This option has been discounted as it does not align with the requirements to provide housing to meet increasing demand.

Further information is contained in the Environmental Impact Statement prepared by Urbis for the proposed action (Attachment G, section 2.4, pages 27-29).

5. Lodgement

5.1 Attachments

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att G-Environmental Impact Assessment_2025.pdf The Environmental Impact Assessment for the proposed action	29/04/2025	No	High

1.3.2.17 (Person proposing to take the action) Proposer's history of responsible environmental management

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Environmental Sustainability Policy Stargate Property.pdf Corporate environmental sustainability policy	12/08/2025	No	High

1.3.2.18 (Person proposing to take the action) If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Environmental Sustainability Policy Stargate Property.pdf Corporate environmental sustainability policy	11/08/2025		High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 1-Location of project area_2024.jpg Location map of the project area	01/12/2024	No	High
#2.	Document	Att 2-Aerial of project area_2024.jpg Aerial map of the project area	01/12/2024	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att G-Environmental Impact Assessment_2025.pdf The Environmental Impact Assessment for the proposed action	30/04/2025	No	High

3.3.1 Commonwealth heritage places overseas or other places that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 3-Protected Matters_July2025.jpeg A map showing the NHL item, Centennial Park in the vicinity of the project area	28/07/2025	No	High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Link	Centennial Parklands Conservation Management Plan https://www.centennialparklands.com.au/about-us/..			High
#2.	Link	Oxford Street: A history from track to high street https://news.cityofsydney.nsw.gov.au/photos/oxfo..			High

3.4.1 Hydrology characteristics that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att G-Environmental Impact Assessment_2025.pdf The Environmental Impact Statement for the proposed action	29/04/2025	No	High

4.1.2.2 (National Heritage) Why your action has a direct and/or indirect impact on the identified protected matters

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att 3-Protected Matters_July2025.jpeg A map showing the Centennial Park in the vicinity of the project area	29/07/2025	No	High
#2.	Document	Att A-Heritage Impact Statement EPBC Self-Assessment_2025.pdf Heritage Impact Statement Self- Assessment under the EPBC Act	24/07/2025	No	High
#3.	Document	Att B-Australian Heritage Database_Centennial_Park_2018.pdf Australian Heritage Database listing for Centennial Park	28/07/2025	No	High
#4.	Document	Att C-Visual Impact Assessment_2025.pdf Visual Impact Assessment for the proposed action	15/07/2025	No	High
#5.	Document	Att E-Proposed Architectural Drawings_2025_Part1.pdf Part of the proposed architectural drawings	15/07/2025	No	High
#6.	Document	Att E-Proposed Architectural Drawings_2025_Part2.pdf	15/07/2025	No	High

Part 2 of the proposed architectural drawings					
#7.	Document	Att E-Proposed Architectural Drawings_2025_Part3.pdf Part 3 of the proposed architectural drawings	15/07/2025	No	High
#8.	Document	Att F-Protected Matters_MNES Report_July2025.pdf The Protected Matters MNES Report for the project area	29/07/2025	No	High

4.1.2.6 (National Heritage) Why you do not consider the direct and/or indirect impact to be a Significant Impact

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A-Heritage Impact Statement EPBC Self-Assessment_2025.pdf Heritage Impact Statement Self-Assessment under the EPBC Act	23/07/2025	No	High

4.1.2.9 (National Heritage) Why you do not think your proposed action is a controlled action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A-Heritage Impact Statement EPBC Self-Assessment_2025.pdf Heritage Impact Statement Self-Assessment under the EPBC Act	23/07/2025	No	High

4.1.2.10 (National Heritage) Avoidance or mitigation measures proposed for this action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att A-Heritage Impact Statement EPBC Self-Assessment_2025.pdf Heritage Impact Statement Self-Assessment under the EPBC Act	23/07/2025	No	High
#2.	Document	Att D-Greater Sydney Parklands Trust Response_2025.pdf Response to the Proposed Action by Greater Sydney Parklands Trust	25/05/2025	No	High

4.3.8 Why alternatives for your proposed action were not possible

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Att G-Environmental Impact Assessment_2025.pdf The Environmental Impact Assessment for the proposed action	29/04/2025		High

5.2 Declarations

Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

ABN/ACN	50105256228
Organisation name	URBIS LTD
Organisation address	Level 8/123 Pitt St, Sydney NSW 2000
Representative's name	Alexandria Cornish
Representative's job title	Associate Director
Phone	+61 2 8233 7624
Email	acornish@urbis.com.au
Address	Level 8/123 Pitt St, Sydney NSW 2000

Check this box to indicate you have read the referral form. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

By checking this box, I, **Alexandria Cornish of URBIS LTD**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	12601663343
Organisation name	WESTGATE BJ PTY LTD
Organisation address	2022 NSW
Representative's name	Michael Prag

Representative's job title	Project Manager
Phone	0406 779 592
Email	michael@stargateproperty.com.au
Address	Suite 101/109 Oxford Street Bondi Junction NSW 2022

Check this box to indicate you have read the referral form. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

I, **Michael Prag of WESTGATE BJ PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

Check this box to indicate you have read the referral form. *

I would like to receive notifications and track the referral progress through the EPBC portal. *

I, **Michael Prag of WESTGATE BJ PTY LTD**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

I would like to receive notifications and track the referral progress through the EPBC portal. *